

Sidney Creek Master

HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

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INTRODUCTION

In a planned community such as Sidney Creek, the question naturally arises as how to maintain a harmonious, quality development as the community matures. The following guidelines attempt to provide a meeting ground between private interests and the broader interest of the community.

The Declaration of Covenants runs with the land and is binding with all homeowners and should be fully understood. Please retain these additional Guidelines as part of your permanent papers. You should make these Guidelines available to any renters of your home. In the event you need additional copies of this document or The Declaration of Covenants for the community, please contact the management company.

The fact that each homeowner is subject to these Covenants should assure all homeowners that the standards of design quality shall be maintained, enhancing the community's overall environment, and protecting property values.

The rules, responsibilities and procedures outlined in these Guidelines have been approved by the Board of Directors (BOD), in compliance with the community's Declaration of Covenants.

The intent of these guidelines are:

- To insure quiet enjoyment for the residents;
- To minimize problems and expenses for the association;
- And to provide for the architectural integrity of the neighborhood.

The cooperation of each owner will be mutually beneficial.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Declarations establish an Architectural Review Committee, from now on referred to as the ARC, to be comprised of three (3) to five (5) representatives to rule on architectural submittals. The ARC is charged with conducting the review of all applications for exterior changes and with rendering a decision to the applicant within 30 days. The ARC will respond in writing with either an approval, approval with conditions, disapproval or a request for more information on the project. More information may be required for the ARC to make an informed decision. It is the Homeowner's responsibility to provide that information in a timely manner. If the ARC fails to render a decision (after receiving all required information) in the allotted 30 days, the approval will not be required and the application will be considered to have been approved.

The ARC may from time to time publish and promulgate architectural standard bulletins, which shall be fair, reasonable, and uniformly applied. The ARC shall be responsive to technological advances or general changes in architectural designs and materials and related conditions in future years and use its best efforts to balance the equities between matters of taste and design (on the one hand) and use of private property (on the other hand). Such bulletins shall supplement the Declaration and are incorporated herein by reference.

THE ARCHITECTURAL REVIEW COMMITTEE PROCESS

The Declaration of Covenants requires prior written approval for any improvements to an owner's lot. Therefore, do not commit labor or materials until you have received written approval.

1. Owner submits to the Architectural Review Committee, in care of the management firm, an Application for Architectural Improvement. **Please note the Architectural Review Committee has thirty (30) days to review the application.** Should nothing be received within 30 days, please call to follow up. Occasionally items get lost in the mail and the **review period does not start until Community Association's management company receives the completed application.** Complete applications will be considered on individual merit, using these documented standards as a basis for decision-making.

****Out of courtesy, we request you inform your neighbors of your proposed improvement(s).**

2. The application, noted with the date of receipt by the manager, is turned over to the Architectural Review Committee within two working days, provided all information necessary for review is received. (Management will make a cursory review of the application and request of owner any additional information needed. The committee may still require additional information, as detailed in 4d, below. The **30-day timetable** begins when the application is complete and appropriate for review.)
3. The committee will act on the application within **30 calendar days** from receipt. In most cases the owner will receive a response within three weeks.
4. The committee's decision will be noted on the application. The owner will be notified by management of all final decisions, either:
 - a. **APPROVAL:** The application is approved as submitted.
 - b. **APPROVAL WITH CONDITIONS:** The overall proposal is accepted, but with certain specified changes, limitations, or requirements that must be followed.
 - c. **DISAPPROVAL:** The application is denied. The owner can appeal to the Architectural Review Committee within 15 business days. Further escalation may require the involvement of the Board of Directors. (*see Appeal Process section for more details*)
 - d. **ADDITIONAL INFORMATION REQUIRED:** The Committee has determined that additional information is needed for appropriate review of the application. In this case, the entire process begins again once management receives the information. The owner should follow the same submission procedure. The Architectural Review Committee will act swiftly on all re-submissions.
5. **Architectural Review Committee inspection:** The Architectural Review Committee reserves the right to visit your lot and inspect the improvement. This will be done for two specific reasons:
 - a. to ensure that the application details were followed and to note problems encountered which might help other residents on similar projects; and
 - b. to learn any "pointers" that other residents may employ in more easily completing an improvement project.
6. Once work has begun on an improvement, it must be completed within 90 days. Applications are valid for 1 year from the date of approval.

**** Please note:** Many design changes require a permit and the City and/or County may not issue a permit without the written approval of the ARC. Please plan in advance. **THE ARC HAS 30 DAYS TO REVIEW ALL REQUESTS, AFTER ALL THE APPROPRIATE INFORMATION IS SUBMITTED.** It is strongly suggested that the City and/or County be contacted to determine what permits or approvals are required from a City/County Ordinance. Architectural Review Committee approval does not substitute for approval by the City. It is the homeowner's responsibility to acquire appropriate approvals, permits, etc. from the City.

REVIEW CRITERIA

The ARC evaluates each application on the individual merits of the application and the standards listed below:

Validity of Concept - The basic idea of the exterior change must be sound and appropriate to its surroundings.

Landscape and Environment - The exterior change must not unnecessarily destroy the natural landscape or the achieved man-made environment.

Relationship of Structures and Adjoining Property - The proposed change should relate harmoniously among its surroundings and to existing buildings and terrain that have a visual relationship to the change.

Protection of Neighbors - The interest of neighboring owners should be protected by making provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design, which may have substantial effects on neighboring property. For example, fences may obstruct views, breezes or access to neighboring property. The ARC should consider the various and appropriate criteria and exercise discretion in determining which of these criteria will be governing in each specific application.

Design Compatibility - The proposed change must be compatible with the design characteristics of the applicant's home and the general neighborhood setting. Compatibility is defined as harmony in style, scale, materials, and color and construction details.

- a. Scale: The three-dimensional size of the proposed change must relate satisfactorily to adjacent structures and their surroundings.
- b. Materials: Continuity is established by use of the same or compatible materials as used in the existing home. Siding materials and shingles must match existing structure.
- c. Color: Color may be used to soften or intensify visual impact.

Workmanship - The quality of work must be equal to or exceed that of any existing structure. Poor practices may cause the owner problems and may be visually objectionable to others. For example, a wooden fence not properly treated and maintained may in a short period start to decay and become unsightly to the owner and neighboring property owners.

APPEAL PROCEDURE

If the applicant disagrees with the decision of the Committee in its review or inspection, the process is noted for an appeal:

1. Within 15 business days after receipt of a notice of disapproval, the homeowner must file a written appeal with the Architectural Review Committee at the address of contact for the community.
2. Upon receipt of the appeal, the ARC may contact the homeowner and schedule a review of any further information relating to the request and appeal.
3. Should the ARC determine that the disapproval remains, the homeowner may request (within 7 days) that the appeal be forwarded to the Board of Directors. It is the responsibility of the ARC to forward any correspondence and pertinent information to the BOD at this time.
4. The Board of Directors shall then establish the date and the time that the appeal will be heard. Normally, this will be made at the next scheduled Board meeting. To reverse an Architectural Review Committee decision, requires a majority vote of the BOD.
5. No work may progress during this appeal process time period.

VIOLATIONS AND PENALTIES

An exterior change made without the required approval of the ARC constitutes a violation of the Declaration of Covenants and Community Guidelines. **A violation may require removal or modification of the work at the expense of the property owner.**

When a violation is determined to have occurred, the following steps shall be taken:

1. The ARC will investigate any reported violation and attempt to bring the owner into compliance. Homeowners will be notified in writing of the violation and are expected to bring the violation into compliance within thirty (30) days.
2. Should the owner fail to act upon the recommendations for corrections, the Committee shall submit the matter to the Board of Directors.
3. The homeowner shall be invited to a hearing with the BOD where the homeowner will have opportunity to be heard and present evidence. Failure to appear shall result in a fine beginning to accrue on the day after the scheduled hearing date. Of course, if the violation were brought back into compliance prior to the hearing, no hearing would be necessary.
4. After the hearing, the BOD shall respond to the homeowner with a decision in writing within five (5) days. Any penalties or costs relating to the violation (and the date from which the accrual shall begin) shall be noted in the letter from the BOD.

Fines: Fines will be levied on a daily basis of \$50 per day, per violation, until the violation is rectified. The North Carolina Community Act passed in January of 1999, allows planned residential communities the ability to uphold standards that will protect and insure homeowners of maintained property values, with regard to holding all property owners accountable for abiding by the existing covenants.

Fees: A violation may also result in payment of damages incurred by the Association in having the work removed or modified, as well as a fine assessed by the Association. Attorneys' fees, court costs, site assessment will all be incorporated into the fine process.

**** Please remember Owner's are responsible for their renters.**

Patios and Walkways

1. Submission of an Architectural Application for a concrete patio is not required if:
 - A. The patio does not extend beyond the left and right sides of the house and does not extend to within ten (10) feet of the side property lines nor further than twenty (20) feet from the rear of the home, **and**
 - B. The patio does not exceed four (4) inches above the ground at any point.
2. Submission of an Architectural Application for a concrete walkway is not required if the walkway is in the rear yard, **and**
 - A. The walkway does not extend beyond the left and right sides of the house and does not extend to within ten (10) feet of side property lines, **and**
 - B. The walkway does not exceed four (4) inches above the ground at any point.
3. **An Architectural Application must be submitted for patio covers, awnings, trellises, permanent seating, railings, and all other items not enumerated above.**

Exterior Decorative Objects, Front Porch Flower Pots, Lighting, etc.

1. An Architectural Application must be submitted for all exterior decorative objects not explicitly excluded below. This includes items both natural and man-made, including, but not limited to, items such as bird baths, wagon wheels, sculptures/statuary, fountains, antennas, flower pots, free-standing poles of any type, flag poles, and items attached to approved structures.
 - A. Up to 4 neatly-maintained flower pots that are visible to the street and 10 neatly-maintained flower pots in the back of the house that blend with the exterior architectural scheme of the house
 - B. Up to 2 small yard flags or decorative items up to 2 square feet each, clean and in good shape
 - C. One tasteful bird bath or fountain up to 9 square feet in size
2. An Architectural Application is not required to be submitted for a single attached flagpole, not to exceed six (6) feet in length, attached to the front portion of the house or attached to the house in the garage entry area. Seasonal, sports, state or American flags may be displayed so long as the flag is no larger than 3' by 5'.
3. Except as provided below, an Architectural Application must be submitted for all exterior lights or lighting fixtures not included as a part of the original structures. This includes string lighting that is used decoratively on screened-in and/or fully-outside porches and decks. An Architectural Application is not required if lights meet the following criteria:
 - A. Path lighting does not exceed twelve (12) inches in height, **and**

- B. The number of lights does not exceed twelve (12), **and**
 - C. The total wattage does not exceed 100 watts, all lights are white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.
- 4. Front entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Neatly maintained front porch flower-pots (maximum of four (4) that blend with the exterior color of the house, containing evergreens/flowers do not require the submission of an Architectural Application
 - 5. Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.
 - 6. Holiday decorations and lighting may be installed in a reasonable manner, in the sole discretion of the Board of Directors or its designee, for the various recognized holidays. Holiday decorations and lighting may be in use for a period not to exceed thirty (30) days before the date of a nationally recognized holiday to be removed no later than fifteen (15) days after the date of a nationally recognized holiday. Holiday decorations and lighting must be placed so as to have a minimum sensory impact on neighboring properties.

Garden Plots and beds

- 1. An Architectural Application must be submitted for garden plots unless **all** of the following conditions are met:
 - A. The plot is located behind the rear of the house and must be located between the right and left sides of the house and in the rear yard
 - B. The size of the plot is limited to 150 square feet or $\frac{1}{4}$ of the rear yard, whichever is smaller; and
 - C. The maximum height of plants is less than four (4) feet at full growth.
 - ** Reference Exhibit B for allowable garden bed materials**
- 2. Garden plots set on lots at angles, and houses on corner lots will be considered on an individual basis when a Form is submitted.

Play Equipment

- 1. An Architectural Application is not required to be submitted for play equipment if the play equipment is located:
 - A. Within the extended right and left sides of the house;
 - B. In the rear yard;
 - C. Within a screened and fenced area of the rear of the house, if yard is fenced; and
 - D. Does not exceed fifteen (15) feet in height and will have a minimum visual impact on adjacent properties.
- 2. All play equipment, including, but not limited to, swing sets, slides, seesaws, jungle gyms, etc., exclusive of wearing surfaces (slide poles,

climbing rungs, swing seats, etc.) will generally be required to blend into the surrounding environment through the use of earthen colors comparable to dark green or brown.

3. A baseball backstop or similar item is not considered as play equipment, and must comply with the fence Standards.

Play Houses and Tree Houses

1. An Architectural Application must be submitted for all play houses. Tree Houses are not permitted.
2. Play houses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used **must** match existing materials of the home, and the tree house/play house may not be larger than 100 square feet, and must be located within the extended right and left sides of the house

Basketball Goals

1. One rectangle surrounding the hoop is permissible. Basketball goals may **not** be attached to the house. Portable goals must be placed on the back 1/3 of the driveway closest to the garage. Not allowed in the streets or curbs.

Private Pools

1. An Architectural Application is not required to be submitted for children's portable wading pools (those that are emptied at night) that do not exceed eighteen (18) inches in depth and whose surface area does not exceed thirty-six (36) square feet.
2. Pools exceeding thirty-six (36) square feet located above the ground are not allowed.
3. An Architectural Application must be submitted for all in-ground pools.
 - A. Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house.
 - B. The pool must have adequate fencing.
 - C. The maximum allowable pool area is 1000 square feet.
 - D. Light sources that have a visual impact, in the sole discretion of the Board of Directors on neighboring lots are not allowed.
 - E. Any landscaping enhancement must be included with the submitted Form and plan. The intent of landscaping is to provide privacy for the owners and their neighbors, and to ensure that the plan does not encroach on easements or other adjacent properties.
 - F. Town of Fuquay Varina permit is required prior to submitting to HOA.
4. An Architectural Application must be submitted for all exterior spas or hot tubs. Above-ground spas or hot tubs should not be visible from streets. They should be reasonably screened from neighbors' houses.

Fences

1. For any type of fencing, including invisible fences, to be considered, an Architectural Application must be submitted.
2. Fence types that may be approved for installation are attached as exhibits to this document. The only type of fencing allowed for Townhomes is vinyl panels that match the existing, builder installed privacy panels.
3. Wrought iron or aluminum fences are the only allowed fence types. The fence must be black and cannot exceed 4' in height.
4. All Architectural Applications must include the following information:
 - A. Dimensions – Maximum height is 4'.
 - B. Site Plan – An exact site plan denoting the location of the fence, house, and property lines must accompany the Form. Fences, including invisible fences, shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the building line of the lot.
 - C. Indicate if there is existing fencing on any abutting property; if so note the style on the request form.
5. All fence posts for all fences must be set in concrete.
6. Interior porches – Should the house plan include an interior, corner porch, the fence may begin at the front most corner of the porch in lieu of the rear corner of the house. An interior porch is defined as a porch located on the rear corner of the house, built into the first floor of the house, and covered above by a second floor heated living space.
7. Fences must start at rear corners of homes. No double “fencing”. Must tie into neighbors fence and a letter of consent/shared responsibility should be submitted with the application for the person “tying in”.

Exterior Landscaping, Maintenance, and Composting

1. An Architectural Application is not required to be submitted for the addition of fifteen (15) or fewer ornamental trees or shrubs. However, an Architectural Application must be submitted for screen plantings (row or cluster style), property line plantings, and ornamental plantings of sixteen (16) or more.
2. An Architectural Application is not required to be submitted for landscape or hardscape modifications designed and installed as part of original construction by the builder.
3. General maintenance of the area from the front property line to the center line of the street (also applies to the side street for a corner lot) is the responsibility of the individual homeowner. Each owner is

responsible for removal of debris, clippings, etc., from this area, and should report any problems that might be noted with the asphalt or drainage. All planting areas should be properly maintained at all times, and, after the first frost, affected material should be removed. At the end of the growing season, all dead plant material should be removed. The bare earth shall be covered with pinestraw, mulch, or similar covering.

4. An Architectural Application must include a description of the types and anticipated mature sizes of trees or shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.
5. Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding neighborhood.
6. All mulched landscape beds must be covered with natural pinestraw, chopped pine bark mulch, or wood shavings. No artificial mulch, rocks or other bed covering may be used without specific approval of the Board of Directors or its designee.
7. Landscape bed edging shall be a neat four to six (4" – 6") inch deep trench. Other edging, if used, shall not exceed three (3") inches above the turf height and be of a uniform type. Any other style edging must be submitted for approval.
8. Each owner shall keep his lot and all improvements thereon in good order and repair, including, but not limited to, seeding, watering, mowing, the pruning and cutting of all trees and shrubs, raking as necessary, and the painting or other appropriate external care of all buildings and improvements. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding neighborhood.
9. Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a deck or porch must also be screened from view.
10. Composting may be done by individuals. If desired, composting shall be done with strict adherence to the following Standards:
 - A. All yard waste must be containerized. Only acceptable means of composting may be used. No dumping in wooded areas, cracks or holes in the ground, or other location is allowed.
 - B. Containers cannot exceed one cubic yard in size.
 - C. The composting unit must be located behind the house and screened by hedges or similar greenery so that it does not affect the aesthetic appearance from the street or adjacent property.
 - D. Contents of composting units may consist of herein listed items **only**: raw produce scraps, grass clippings, leaves, shrub pruning's, flowers, weeds, sawdust, small limbs, and wood ash.

- E. Unacceptable composting items include, but are not limited to: meat, bones, dairy products, fish, greasy foods, animal feces, poultry, unchopped wood, wastes, and diseased plants.
- F. Before installation, a Form must be completed and submitted to the Covenants Committee for approval or disapproval.

11. Residential Rain Barrels

- A. Rain Barrels must be entirely screened from view of the street and neighboring Lots.

12. The sodded area between the curb and sidewalk must remain sod. All areas intended to be grass shall be Bermuda sod.

Firewood

- 1. Firewood piles are to be maintained in good order and must generally be located between the right and left sides of the house and in the rear yard, in order to preserve the open space vistas.
- 2. Woodpile coverings are allowed only if the cover is an earthen color and the woodpile is screened from the view of the street.

Decks

- 1. An Architectural Application must be submitted for **all** decks.
- 2. The architectural application must include a site plan denoting location, dimensions, materials, and color.
 - A. In most cases, the deck may not extend beyond the right and left sides of the home.
 - B. Materials must be cedar, cypress, or #2 or better pressure treated wood. Any other decking materials must be specifically approved by the Board of Directors or its designee.
 - C. Color must be natural, stained, or painted to match the exterior of the home.
- 3. Vertical supports for wood decks must be a minimum of four by six (4" X 6") inch wood posts OR painted metal poles, boxed in to give the appearance of wood columns.
- 4. The following, without limitation, will be reviewed: location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use.
- 5. Owners are advised that a building permit may be required for deck construction.

Exterior Building Alterations

- 1. An Architectural Application must be submitted for **all** exterior building alterations, including, but not limited to, storm doors or

windows, removal or installation of shutters, construction of driveways or parking pads, garages, carports, porches, attached storage space, and room additions to the home. Repainting of the house or trim does not require a Form if the color(s) are not changed.

2. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
3. A paint color change requires that the following information be submitted along with the Form:
 - A. A list and sample of all colors to be changed and all colors that will remain the same and the proposed location of the colors.
 - B. A photograph of your home, four (4) homes across the street, four (4) homes to the left and four (4) homes to the right. In the event there are not four (4) homes across the street or on either side, include photographs of all available homes and note the discrepancy on the Form.
 - C. Area of home to be re-painted.
4. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house. The Architectural Application must contain the following information:
 - A. Picture or drawing of all windows or doors on which storm windows or doors will be installed;
 - B. Picture depicting the style of storm window or door to be installed; and
 - C. Color.
5. If authorities make any changes to the plans as approved by the Covenants Committee, the owner must submit changes for re-approval, prior to construction.
6. An Architectural Application must be submitted for all tennis courts. Lighted courts (other than the neighborhood courts) are not allowed.
7. Detached buildings are not allowed.
8. Owners are advised that a building permit may be required for certain exterior building alterations.
9. An Architectural Application must be submitted for all dog houses, including a site plan denoting location, dimensions, materials, and color. All dog houses must be located where they will have a minimal visual impact on adjacent properties.
 - A. Materials must be cedar, cypress, or #2 or better pressure treated wood.
 - B. Color must be natural, stained, or painted to match the exterior of the home.
 - C. No plastic or metal dog houses are allowed.

Trash Collection

1. All refuse must be placed in a trash receptacle (such as a trash can) with a lid to keep the garbage contained. Residents must ensure that trash receptacles and recycling bins are stored so that items contained within do not spill prior to pickup.
2. Trash receptacles and recycle bins shall be stored inside the garage or in an area not visible from any street. Acceptable screening includes vinyl fences that are permanently installed (not portable) and landscaping. See Exhibit A-1 for styles that are approved.
3. Receptacles may be placed by the curb **after 6:00 PM** the night before pickup and must be returned to storage by the end of the day it is picked up.

Signage

1. For Sale or Lease Signage: One professionally lettered directional sign stating "Home For Sale" or "Home For Lease" may be placed, by a realtor or by an owner, on common areas in the neighborhood from Friday evening, not earlier than 6:00 p.m., to Sunday evening, not later than 6:00 p.m., only. The size of the directional signs may be up to two (2) square feet and may have a maximum height of four (4) feet above ground level. These signs may be placed on common areas at the entrance(s) to the neighborhood and/or on common areas within the neighborhood. No more than one directional sign may be placed on any one common area. No directional sign may be placed in front of any neighborhood monument sign. Placement on private Lots will be between the requestor and individual homeowners. Potentially interested homebuyers would follow these signs to the particular house. The individual realtor sign may continue to be displayed in the front yard of the house, in accordance with the Covenants.
 - A. For Sale or Lease signs from neighboring neighborhoods are allowed if they meet the specifications above.
2. Garage Sale signage are allowed if they meet the following requirements. No more than three (3) standardized directional signs will be allowed for any one event but there may only be one Garage Sale sign at any one entrance. There may not be more than one garage sale per quarter per home. Sign(s) should not be set out prior to twenty-four (24) hours before the day of the sale and should be removed by the responsible party not later than 6:00 p.m. the day of the sale. Any one sign may be up to four (4) square feet.
3. Political Signage: Signage representing, advertising or advocating any political candidate, party or issue may be allowed using the same general guidelines for "For Sale" or "For Lease" Signage, allowing one sign only per lot and not signage may be located in common areas. Signs of a political nature may be displayed no sooner than thirty (30) days prior to an officially recognized election and must be removed

within five (3) days after the election.

4. Event or Personal Recognition Signage: Signage, including but not limited to, graduation announcements, sports recognition, birth announcements, scholastic or other personal achievement signs are allowed. These signs may only be displayed for a period not to exceed two (2) weeks.
5. Signs/notices are not allowed to be posted to mailboxes, lamp posts, or any other common area property without the permission of the HOA.

Vehicles, Parking, and Traffic

1. Except for passenger, non-commercial vehicles, no boat, trailer, camper, recreational vehicle, or any other type vehicle may be parked or stored in open view on residential property for longer than a twenty-four (24) hour period. Parking on streets is strictly prohibited.
2. All vehicles parked in open view and not in a garage must be operable and may not be unsightly.
3. No vehicle may be parked on any yard. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic.
4. All vehicle operators should observe all local, County and State traffic regulations at all times while in the neighborhood.
5. The operation of golf carts, non-licensed mopeds or mini-bikes, and ATVs is not allowed on streets, sidewalks, paths, or common areas.

Satellite Dishes

1. No transmission antennas or satellite dishes of any kind, and no direct broadcast satellite (DBS) antennas or multi-channel, multi-point distribution service (MMDS) antennas larger than one (1) meter in diameter, shall be placed, allowed, or maintained upon any portion of the Neighborhood, including any Lot, without the prior written consent of the Board of Directors or its designee. DBS and MMDS antennas and satellite dishes one (1) meter or less in diameter and television broadcast service antennas may be installed only if reasonably screened and located as approved by the Board of Directors or its designed and installed in accordance with the rules and regulations of the Federal Communications Commission and of the Association, both as may be amended from time to time. However, the Board and Declarant and its affiliates reserve the right to (but shall not be obligated to) erect any type and size of master antenna, satellite dish, or other similar master system for the benefit of the Neighborhood. Each Owner and Occupant acknowledges that this provision benefits all Owners and Occupants and each Owner and Occupant agrees to comply with this provision despite the fact that the erection of any individual outdoor antenna or similar device would be the most cost-effective way to receive the signals sought to be received.

2. An Architectural Application Form must be submitted for any installation of more than one satellite dish or antenna
3. A satellite dish or antenna may be mounted on the ground of the owner's property, the rear exterior wall of the house, or the roof.
4. Placement should be between the right and left sides of the house and behind the centerline or peaks of the roof of the house.
5. In all cases, the satellite dish or antenna shall be located so that it is not visible from the street.
6. If a rear mounted location is not feasible due to poor quality of reception or the orientation of the house, a Form must be submitted, and is subject to approval by the Covenants Committee prior to installation. A sidewall location may be approved if the following Standards are met:
 - A. Located near existing air conditioning condensers, gas meter, and electric meter;
 - B. Mounted on the wall with the top of the device no higher than five (5) feet above
 - C. Mounted on the ground within five (5) feet of air conditioning condensers, gas meter, and electric meter, and within two (2) feet of house sidewall.
 - D. Color of device shall be utility gray or similar color to match adjacent utility devices; and
 - E. Ground mounted devices shall be screened from street view by adequate and approved landscaping materials.
 - F. No device may be mounted on a pole/post.

Solar Panels

1. Solar collectors must be installed to be as inconspicuous as possible.
2. Solar panels are only allowed on the rear side of the home. They should not be visible from the front.
3. Collectors must be attached to the roof, not free standing or ground mounted.
4. No support structures, plumbing, piping, or conduits should be visible on rooftops.
5. Piping running down from the attic or roof to the side electric panels, or
6. from lower-level roofs to the attic, should be camouflaged along the corners of the house – in a way similar to the rain gutters. Where possible, piping should be placed behind gutters.
7. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines.

Outside Furniture

1. All outside furniture that is visible from streets or neighboring properties must be clean, tasteful, well-maintained, and fit with the architectural scheme of the house. This includes any furniture accessories.
2. Outside furniture should be kept on porches, patios, decks, or specially-designed pads. A Form is required for any exception to this placement.

Fire Pits

1. Fire pits – both permanent and portable – are allowed but should always be used in a safe manner that does not create a fire hazard.

APPEARANCE STANDARDS/MAINTENANCE

- Paint and stain must be maintained in uniform and good repair (with no peeling, chipping, cracking, or discoloration) on the trim or siding.
- Lawns must be well kept with uniform ground coverage. Grass should be kept no more than 6” high. Edging and pruning should be done on a regular basis. Driveway and sidewalk cracks should be kept clear of grass and weeds. The designated lawn area should be fully covered with grass. Any brown or bare patches should be repaired during the spring or fall seeding season. Dead trees and shrubs must be removed and replaced with plantings of similar size and shape.

City requirements

The owners of the property and their agents, heirs or assigns shall be responsible for the installation, preservation and maintenance of all plantings and physical features shown on this plan. The owners shall be responsible for annual maintenance of the vegetation to include but not limited to:

Lawn Area: The lawn area will be mowed 40 times per year to provide a neat and uniformly finished lawn. For areas inaccessible to mowers, a string trimmer will be used to cut grass to same height as mower. Curb sidewalk and bed edges will be mechanically edged 15 times per year during the growing season. All debris will be removed from turf prior to mowing and from turf and pavement areas following edging. The entire lawn will be core aerified in the fall. Seeding and fertilization will be performed in conjunction with aerification. The lawn area will be overseeded with a hybrid fescue blend at a rate of 75 pounds per acre. The turf will be fertilized three times during the year (March, September and November). A slow release nitrogen product will be used at a rate of 1-2 pounds of nitrogen per 100 square feet. A pre-emergent crabgrass control will be applied to the lawn when soil temperatures reach 48 degrees.

Plant Beds and Small Ornamental Trees: All plant beds will be sprayed and weeded by hand to maintain them free of weeds at all times. All shrubs will be fertilized as required as required with a slow release fertilizer at a rate according to plant type. All trees will be fertilized by deep root feeding with a slow release fertilizer designed to feed for two years. All shrubs and trees will be pruned with hand pruners to encourage growth and remove dead material. Replace pine straw mulch annually. Formal hedges will be trimmed to an invert ‘V’ shape to encourage low limb structure and dense growth. An I.P.M. (Integrated Pest Management) program will be established and implemented.

Leaves: All leaves will be removed from the lawn areas weekly and four times a year from the plant beds. Leaves may be placed in adjacent wooded areas.

Natural Areas: Natural areas will be maintained free of brush and weeds within the first ten feet of the natural area.

- No items (toys, bikes, garden equipment, trash containers, chairs, wood, recycling bins, etc.) may be left in front or side yards or on porches when not in use. Basketball goals need to be erect at all times.
- No parking vehicles on lawns or common areas. Parking over the sidewalk is prohibited, including sidewalks that go through driveways. Parking on the street is prohibited. For events such as Garage Sales or parties, it is the responsibility of the homeowner hosting the event to inform neighbors and make provisions to prevent damage to the neighbors’ yards.

- Mobile house trailers (whether on or off wheels) and recreational vehicles are prohibited. Watercrafts, boats, utility trailer, etc. must be stored in an enclosed garage.
- No commercial truck, commercial bus, or other commercial vehicle of any kind may be parked on the street. No boat, trailer, recreational vehicle, camper, camper truck or commercial vehicle shall be parked, stored or left on any portion of the Property. The term "commercial vehicle" shall generally exclude government-issued vehicles or automobiles of a type commonly used for family transportation notwithstanding that they may have commercial lettering or logos on their exteriors, provided (i) no objects, signs, tools, tool racks, or other forms of commercial advertising are attached or affixed to the vehicle; and (ii) the Board shall have the authority in its sole discretion to make final determinations as to whether a vehicle is a commercial vehicle on a case by case basis.
- No portion of the property may be used for the repair of automobiles requiring over 48 hours to repair.
- No portion of the properties can be used to tie up dogs or for breeding. No doghouses should be visible from the street. Excessive dog noise will be treated as a noise ordinance violation. Maintenance of the yard to keep it free from offensive odors is required. Please note all homeowners are required to pick up after their pets. There is a City Ordinance that enforces this guideline. Please be courteous!
- Properties should be free of any debris.
- No clotheslines may be erected or maintained on any lot.
- Vegetable gardens are allowed in backyards only.
- Trash storage needs to be screened from the road.
- Signs may be placed in the homeowner's yard for the express purpose of selling and/or renting the property. Political signs may be placed on the homeowner's property expressing support or opposition to a candidate or referendum issue, not 60 days before the election and must be removed within 2 days following the event. Security, burglar alarm, or dog fence signs shall be located discreetly in the front yard of the house. No signage may be located in the common area, with the exception of an open house or community event. Yard/Garage Sale signs are permitted the day prior to and of the event and the event day and then need to be removed, promptly. Temporary signage during the period of home improvements is permitted. Signs must be removed as soon as the job is completed. No signs are permitted in windows, with the exception of alarm and pet signs. Homemade signs in yards are prohibited.

**** These standards are in addition to any listed in the Declaration**

EXHIBIT A FENCE STYLES-APPROVED



EXHIBIT A-1 TRASH CONTAINER SCREEN STYLES -APPROVED

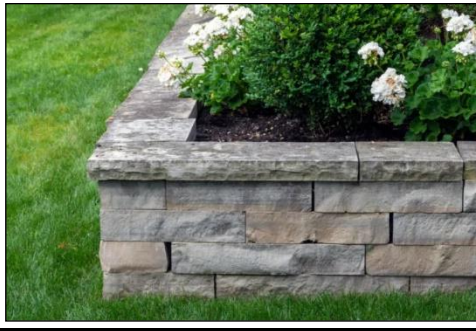


EXHIBIT B GARDEN/PLANTER BED STYLES-APPROVED

GALVANIZED METAL



NATURAL STONE



NATURAL WOOD

